

BEFORE THE INITIATION OF NEGOTIATIONS FOR LAND, THE PUBLIC AGENCY CONCERNED SHALL ESTABLISH AN AMOUNT WHICH IT BELIEVES TO BE JUST COMPENSATION AND SHALL MAKE A PROMPT OFFER TO ACQUIRE THE LAND FOR THE FULL AMOUNT SO ESTABLISHED. THIS AMOUNT MAY NOT BE LESS THAN THE PUBLIC AGENCY'S APPROVED APPRAISAL OF THE FAIR MARKET VALUE OF THE LAND. THE PUBLIC AGENCY CONCERNED SHALL PROVIDE THE OWNER OF THE LAND TO BE ACQUIRED WITH A WRITTEN STATEMENT OF, AND SUMMARY OF THE BASIS FOR, THE AMOUNT IT ESTABLISHED AS JUST COMPENSATION. IF APPROPRIATE, THE JUST COMPENSATION FOR THE LAND ACQUIRED AND FOR DAMAGES TO REMAINING LAND SHALL BE STATED SEPARATELY.

(E) PAYMENT AND DEPOSIT BEFORE SURRENDER OF POSSESSION.

NO OWNER MAY BE REQUIRED TO SURRENDER POSSESSION OF LAND BEFORE THE PUBLIC AGENCY CONCERNED PAYS THE AGREED PURCHASE PRICE, OR DEPOSITS WITH THE COURT IN ACCORDANCE WITH APPLICABLE LAW, FOR THE BENEFIT OF THE OWNER, AN AMOUNT NOT LESS THAN THE PUBLIC AGENCY'S APPROVED APPRAISAL OF THE FAIR MARKET VALUE OF THE LAND, OR THE AMOUNT OF THE AWARD OF COMPENSATION IN THE CONDEMNATION PROCEEDING FOR THE LAND.

(F) NOTICE PRIOR TO REQUIRING OWNER TO MOVE.

THE CONSTRUCTION OR DEVELOPMENT OF A PUBLIC IMPROVEMENT SHALL BE SO SCHEDULED THAT, TO THE GREATEST EXTENT FEASIBLE, NO PERSON LAWFULLY OCCUPYING LAND IS REQUIRED TO MOVE FROM A DWELLING, ASSUMING A REPLACEMENT DWELLING AS REQUIRED BY §§ 12-202 THROUGH 12-204 WILL BE AVAILABLE, OR TO MOVE HIS BUSINESS OR FARM OPERATION, WITHOUT AT LEAST 90 DAYS' WRITTEN NOTICE FROM THE PUBLIC AGENCY CONCERNED, OF THE DATE BY WHICH THE MOVE IS REQUIRED.

(G) OCCUPANCY OF ACQUIRED LAND ON RENTAL BASIS.

IF THE PUBLIC AGENCY PERMITS AN OWNER OR TENANT TO OCCUPY THE LAND ACQUIRED ON A RENTAL BASIS FOR A SHORT TERM OR FOR A PERIOD SUBJECT TO TERMINATION BY THE PUBLIC AGENCY ON SHORT NOTICE, THE AMOUNT OF RENT REQUIRED MAY NOT EXCEED THE FAIR RENTAL VALUE OF THE LAND TO A SHORT-TERM OCCUPIER.

(H) COERCIVE ACTION TO COMPEL AGREEMENT ON PRICE.

THE PUBLIC AGENCY MAY NOT ADVANCE THE TIME OF CONDEMNATION, DEFER NEGOTIATIONS OR CONDEMNATION AND THE DEPOSIT OF FUNDS IN COURT FOR THE USE OF THE OWNER, OR TAKE ANY OTHER ACTION COERCIVE IN NATURE, IN ORDER TO COMPEL AN AGREEMENT ON THE PRICE TO BE PAID FOR THE LAND.